

राजस्थान सरकार
नगरीय विकास एवं आवासन विभाग

क्र. प.18(36)नविवि/एनएचपी/2014/पार्ट

जयपुर दिनांक 31 MAY 2017.

आदेश

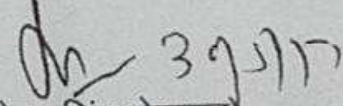
मुख्यमंत्री जन आवास योजना -2015 के तहत धारा 90ए की कार्यवाही 30 दिवस में पूर्ण करने के पश्चात विकासकर्ता द्वारा भवन मानचित्र/ले-आउट प्लान अनुमोदन हेतु प्रस्तुत किये जाने पर तीन कार्यदिवस में प्रोविजनल अनुमोदन जारी किये जाने का प्रावधान किया हुआ है, परन्तु नगरीय निकायों में धारा 90 ए की कार्यवाही 30 दिवस की निर्धारित अवधि में सम्पादित नहीं होने तथा भवन मानचित्र अनुमोदन में लग रहे समय को देखते हुए वर्तमान प्रक्रिया के विकल्प के रूप में भवन मानचित्र अनुमोदन के लिये एम्पैनल्ड आर्किटेक्ट्स को अधिकृत किया जाता है। इस हेतु प्रक्रिया निम्नानुसार निर्धारित की जाती है :-

1. विकासकर्ता द्वारा 90ए की कार्यवाही पूर्ण कर निकाय स्तर पर एकल पट्टा के प्रकरणों में पट्टा प्राप्त कर भवन मानचित्र अनुमोदन हेतु संबंधित निकाय में भवन विनियमों के प्रावधानानुसार अनुमोदन शुल्क (जांच फीस) जमा करानी होगी।
2. जांच फीस जमा की रसीद व प्रस्तावित भवन मानचित्र एम्पैनल्ड आर्किटेक्ट्स को प्रस्तुत करने होंगे, जिनका भवन विनियमों के मानदण्डों के अनुसार परीक्षण कर एक सप्ताह में एम्पैनल्ड आर्किटेक्ट्स द्वारा अनुमोदन किया जाकर एक प्रति विकासकर्ता को तथा एक प्रति संबंधित नगरीय निकाय को देनी होगी।
3. भवन मानचित्र/ले-आउट प्लान अनुमोदन हेतु निर्धारित चैकलिस्ट (संलग्न) की पूर्ति एम्पैनल्ड आर्किटेक्ट्स द्वारा की जायेगी तथा एक मूल प्रति संबंधित निकाय को भी उपलब्ध करानी होगी।
4. भवन मानचित्र अनुमोदन हेतु एम्पैनल्ड आर्किटेक्ट्स को फीस विकासकर्ता द्वारा आपसी सहमति से तय की जानी होगी। यह फीस संबंधित निकाय में जमा करायी गयी जांच फीस के अतिरिक्त होगी।

उक्त आदेश सक्षम स्तर से अनुमोदित है।

संलग्न :- उपरोक्तानुसार।

राज्यपाल की आज्ञा से.


(राजेन्द्र सिंह शेखावत)

संयुक्त शासन सचिव-प्रथम

Check List for Building Plan Approval of CMAY Projects (Flatted Development)

APPLICANT NAME: - M/S MANGLAM BUILD DEVELOPERS LTD. THROUGH AUTHORISED REPRESENTATIVE SH. RAJESH SHARMA S/O SHREE GIRDHARI LAL SHARMA

OFFICE ADDRESS - 6TH FLOOR APEX MALL, LAL KOTHI, TONK ROAD, JAIPUR

ARCHITECT NAME & REGISTRATION NO: - AR.GYANENDRA SINGH SHEKHAWAT , CA /97 /22030

ADDRESS (PROPOSED BUILDING):- PLOT NO-PROPOSED E.W.S./ L.I.G. IN COMM.NO.-1 &

COMM.NO.-2 SCHEME: - MANGLAM INDUSTRIAL CITY,

(NIJI KHATEDARI) AT VILLAGE JAIPURA, TEHSIL CHOMU, DISTT.- JAIPUR

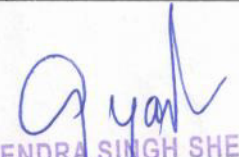
WIDTH OF APPROACH ROAD: - ROAD 100'-0" WIDE

PLOT AREA (SQ.MT) : - 5492.22 SQ.MT.

(A)PORTION OF SCHEME AREA PROPOSED FOR EWS/LIG :- AS PER BUILDING PLAN

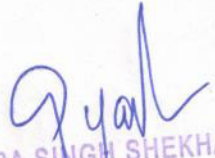
(B)BALANCE PORTION OF SCHEME AREA PROPOSED FOR DEVELOPER: - AS PER BUILDING PLAN

S.NO.	DETAIL	COMMENTS	
1	SIZE OF THE PLOT (EWS/LIG PORTION)	5492.22 SQ.MT.	
2	SETBACK	AS PER BYELAWS/ CMJY POLICY	AS PER PROPOSAL
	FRONT	15.24 MT.	15.24 MT.
	SIDE I	6.10 MT.	9.14 MT.
	SIDE II	6.10 MT.	9.14 MT.
	REAR	6.10 MT.	9.14 MT.
3	GROUND COVERAGE	AS PER BYELAWS/ CMJY POLICY	AS PER PROPOSAL
		2746.11 SQ.MT. (50%)	1500.44 SQ.MT.(27.32 %)
4	BASEMENT (IF APPROVED) :- NIL		
	(I) RAMP (SLOPE)	-	
	(II) STAIR CASE	-	
	(III) SETBACK	AS PER BYELAWS/ CMJY POLICY	AS PER PROPOSAL
	FRONT	-	-
	SIDE I	-	-
	SIDE II	-	-
	REAR	-	-


GYANENDRA SINGH SHEKHAWAT
 Architect
 CA/97/22030

	(IV)	ANY OTHER OBSERVATION	-	-
5	HEIGHT (NO OF FLOOR)		AS PER BYE LAWS POINT NO. 8.11	39.40 MT. ACHIEVED (STILT +12 FLOORS)
6	F.A.R		AS PER BYELAWS/ CMJY POLICY	AS PER PROPOSAL
			23341.93 SQ.MT. (4.25)	15183.84 SQ.MT (2.764)

7	SUPER BUILT-UP AREA	AS PER BYELAWS/ CMJY POLICY	AS PER PROPOSAL
	(I) E.W.S		39.51 SQ.MT.
	(II) L.I.G		56.71 SQ.MT.
8	CARPET AREA	AS PER BYELAWS/ CMJY POLICY	AS PER PROPOSAL
	(I) E.W.S	30.00 SQ.MT.	29.08 SQ.MT.
	(II) L.I.G	60.00 SQ.MT.	40.44 SQ.MT.
9	PARKING	AS PER BYELAWS/ CMJY POLICY	AS PER PROPOSAL
		780 SCOOTER REQUIRED	792 SCOOTER PROVIDED
10	CUT OUT/OPEN TO SKY/DUCTS	AS PER BYELAWS	AS PER PROPOSAL
			67.73 SQ.MT.
11	PROJECTION/BALCONY (COVERED/EXTENDED)	AS PER BYELAWS	AS PER PROPOSAL
			514.80 SQ.MT
12	CERTIFICATION FOR FIRE SAFETY(FINA)	AS PER GOVT.ORDER 27 JUN 2017 APPLICABLE	AS PER GOVT.ORDER 27 JUN 2017 APPLICABLE
13	AIRPORT NOC (IF REQUIRED)	N/A	N/A
14	ENVIRONMENT CLEARANCE (IF REQUIRED)	AS PER GOVT.ORDER 27 JUN 2017 APPLICABLE	AS PER GOVT.ORDER 27 JUN 2017 APPLICABLE
15	CERTIFICATION FROM STRUCTURAL ENGINEER (EARTHQUAKE RESISTANT)	YES	YES
16	PLANTATION ON SITE	YES	YES
17	RAIN WATER HARVESTING	YES	YES
18	WASTE WATER RECYCLING	YES	YES
19	SEWERAGE TREATMENT PLANT	YES	YES


GYANENDRA SINGH SHEKHAWAT
 Architect
 CA/97422030

20	PROVISION OF SOLID WASTE DISPOSAL	YES	YES
21	PROVISION OF SOLAR PANEL/ SOLAR WATER HEATERS	YES	YES
22	PROVISION FOR PHYSICALLY CHALLENGED PERSONS	YES	YES
23	ANY OTHER OBSERVATION	-	-

BASED ON ABOVE FACTS, THE PROPOSAL SUBMITTED BY M/S MANGLAM BUILD DEVELOPERS LTD. THROUGH AUTHORISED REPRESENTATIVE SH. RAJESH SHARMA S/O SHREE GIRDHARI LAL SHARMA

OFFICE ADDRESS - 6TH FLOOR APEX MALL, LAL KOTHI, TONK ROAD, JAIPUR

APPLICANT AS PER THE PROVISION OF BUILDING BYELAWS AND CHIEF MINISTER'S JAN AWAS YOJANA- 2015 THE APPLICANT HAS DEPOSITED THE FEES/CHARGES FOR BUILDING PLAN APPROVAL RS. 1,10,23,143.00/-

AT ICICI BANK LTD, J.D.A CAMPUS, JAIPUR (DEVELOPMENT AUTHORITY / UIT). HENCE THE CONSTRUCTION PERMISSION IS ISSUED TO:-

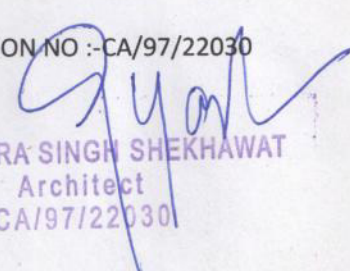
APPLICANT NAME :-M/S MANGLAM BUILD DEVELOPERS LTD. THROUGH AUTHORISED REPRESENTATIVE SH. RAJESH SHARMA S/O SHREE GIRDHARI LAL SHARMA
OFFICE ADDRESS - 6TH FLOOR APEX MALL, LAL KOTHI, TONK ROAD, JAIPUR

PROPOSED BUILDING :- PLOT NO-PROPOSED E.W.S./L.I.G. IN COMM.NO.-1 & COMM.NO.-2 SCHEME:- MANGLAM INDUSTRIAL CITY (NIJI KHATEDARI) AT VILLAGE – JAIPURA TEHSIL CHOMU, DISTT. - JAIPUR.

PLOT AREA (SQ.MT) :- 5492.22 SQ.MT.

ARCHITECT :-GYANENDRA SINGH SHEKHAWAT

REGISTRATION NO :-CA/97/22030


GYANENDRA SINGH SHEKHAWAT
Architect
CA/97/22030

SITE PLAN &
CALCULATION TABLE

ayan
OYANENDRA SINGH SHEKHAWAT
Architect
CA/19/22630

PLOT AREA = 6568.46 SQ.YDS. OR 5492.22 SQ.MTS.
PERMISSIBLE COVERAGE = $0.50 \times 5492.22 = 2746.11$ SQ.MT.
LANDSCAPING PERMISSIBLE = $0.10 \times 5492.22 = 549.22$ SQ.MT.
LANDSCAPING ACHIEVED = 802.24 SQ.MT.
F.A.R. PERMISSIBLE = $5492.22 \times 2.25 = 12357.49$ SQ.MT. (standard)
F.A.R. PERMISSIBLE = $5492.22 \times 4.25 = 23341.93$ SQ.MT.
CORRIDOR PERMISSIBLE = $0.15 \times 15134.68 = 2270.20$ SQ.MT.
CORRIDOR ACHIEVED = 2319.36 SQ.MT.
EXCEED CORRIDOR = $2319.36 - 2270.20 = 49.16$ SQ.MT.
ACHIEVED F.A.R = $15134.68 + 49.16 = 15183.84$ (2.764) SQ.MT.
COMMUNITY HALL = 211.27 SQ.MT.
ACHIEVED G.COVERAGE = 27.32 %

Sr. No.	FLOORS	GROSS BUILT UP AREA sq.mt.	NET BUILT UP AREA sq.mt.	STAIRCASE sq.mt.	LIFT sq.mt.	SERVICES SHAFT sq.mt.	CORRIDOR sq.mt.	NET FAR sq.mt.
1	STILT	980.44	932.72	11.25	9.96	3.22	- - -	9.98
2	FIRST	980.44	932.72	11.25	9.96	3.22	123.15	785.14
3	SECOND	980.44	932.72	11.25	9.96	3.22	123.15	785.14
4	THIRD	980.44	932.72	11.25	9.96	3.22	123.15	785.14
5	FOURTH	980.44	932.72	11.25	9.96	3.22	123.15	785.14
6	FIFTH	980.44	932.72	11.25	9.96	3.22	123.15	785.14
7	SIXTH	980.44	932.72	11.25	9.96	3.22	123.15	785.14
8	SEVENTH	980.44	932.72	11.25	9.96	3.22	123.15	785.14
9	EIGHT	980.44	932.72	11.25	9.96	3.22	123.15	785.14
10	NINTH	980.44	932.72	11.25	9.96	3.22	123.15	785.14
11	TENTH	980.44	932.72	11.25	9.96	3.22	123.15	785.14
12	11TH	980.44	932.72	11.25	9.96	3.22	123.15	785.14
13	12TH	980.44	932.72	11.25	9.96	3.22	123.15	785.14
14	TERACE AREA	97.22	97.22	-	-	-	-	-
15	TOTAL	12842.94	12222.58	146.25	129.48	41.86	1477.80	9431.66

Sr. No.	FLOORS	GROSS BUILT UP AREA sq.mt.	NET BUILT UP AREA sq.mt.	STAIRCASE sq.mt.	LIFT sq.mt.	SERVICES SHAFT sq.mt.	CORRIDOR sq.mt.	NET FAR sq.mt.
1	STILT	591.84	567.72	11.25	9.96	1.99	- - -	10.34
2	FIRST	591.84	567.72	11.25	9.96	1.99	70.13	474.39
3	SECOND	591.84	567.72	11.25	9.96	1.99	70.13	474.39
4	THIRD	591.84	567.72	11.25	9.96	1.99	70.13	474.39
5	FOURTH	591.84	567.72	11.25	9.96	1.99	70.13	474.39
6	FIFTH	591.84	567.72	11.25	9.96	1.99	70.13	474.39
7	SIXTH	591.84	567.72	11.25	9.96	1.99	70.13	474.39
8	SEVENTH	591.84	567.72	11.25	9.96	1.99	70.13	474.39
9	EIGHT	591.84	567.72	11.25	9.96	1.99	70.13	474.39
10	NINTH	591.84	567.72	11.25	9.96	1.99	70.13	474.39
11	TENTH	591.84	567.72	11.25	9.96	1.99	70.13	474.39
12	11TH	591.84	567.72	11.25	9.96	1.99	70.13	474.39
13	12TH	591.84	567.72	11.25	9.96	1.99	70.13	474.39
14	TERACE AREA	83.10	83.10	-	-	-	-	-
15	TOTAL	7777.02	7463.46	146.25	129.48	25.87	841.56	5703.02

Sr. No.	FLOORS	GROSS BUILT UP AREA sq.mt.	NET BUILT UP AREA sq.mt.	STAIRCASE sq.mt.	LIFT sq.mt.	SERVICES SHAFT sq.mt.	CORRIDOR sq.mt.	NET FAR sq.mt.
1	STILT	1572.28	1500.44	22.50	19.92	5.21	- - -	20.32
2	FIRST	1572.28	1500.44	22.50	19.92	5.21	193.28	1259.53
3	SECOND	1572.28	1500.44	22.50	19.92	5.21	193.28	1259.53
4	THIRD	1572.28	1500.44	22.50	19.92	5.21	193.28	1259.53
5	FOURTH	1572.28	1500.44	22.50	19.92	5.21	193.28	1259.53
6	FIFTH	1572.28	1500.44	22.50	19.92	5.21	193.28	1259.53
7	SIXTH	1572.28	1500.44	22.50	19.92	5.21	193.28	1259.53
8	SEVENTH	1572.28	1500.44	22.50	19.92	5.21	193.28	1259.53
9	EIGHT	1572.28	1500.44	22.50	19.92	5.21	193.28	1259.53
10	NINTH	1572.28	1500.44	22.50	19.92	5.21	193.28	1259.53
11	TENTH	1572.28	1500.44	22.50	19.92	5.21	193.28	1259.53
12	11TH	1572.28	1500.44	22.50	19.92	5.21	193.28	1259.53
13	12TH	1572.28	1500.44	22.50	19.92	5.21	193.28	1259.53
14	TERACE AREA	180.32	180.32	-	-	-	-	-
15	TOTAL	20619.98	19686.04	292.5	258.96	67.73	2319.36	15134.68

E.W.S. UNIT BUILT UP AREA = 32.39 SQ.MTS.
L.L.G. UNIT BUILT UP AREA = 46.49 SQ.MTS.
TOTAL E.W.S. UNIT = 72 NOS.
TOTAL L.L.G. UNIT = 276 NOS.
TOTAL E.W.S. UNIT BUILT UP AREA = $32.39 \times 72 = 2332.08$ SQ.MTS.
TOTAL L.L.G. UNIT BUILT UP AREA = $46.49 \times 276 = 12831.24$ SQ.MTS.
TOTAL UNIT BUILT UP AREA = $2332.08 + 12831.24 = 15163.32$ SQ.MTS.
TOTAL COMMON AREA = 3275.64 SQ.MTS.
PROPORTIONATE COMMON AREA = $\frac{3275.64}{15163.32} = 21.60$ (22%)
E.W.S. UNIT SALE AREA = $32.39 \times 1.22 = 39.51$ SQ.MTS.
L.L.G. UNIT SALE AREA = $46.49 \times 1.22 = 56.71$ SQ.MTS.

Sr. No.	BLOCK NAME	No. of E.W.S./L.L.G. UNIT	TOTAL B.U.A. OF E.W.S./L.L.G. UNIT	TOTAL SUPER B.U.A. OF E.W.S./L.L.G. UNIT	TOTAL CARPET AREA OF E.W.S./L.L.G. UNIT
1	BLOCK A	204 FLATS	9,483.96	11,568.84	8,249.76
2	BLOCK B	144 FLATS	5,679.36	6,927.84	5,005.44
3	NET TOTAL	348 FLATS	15,163.32	18,496.68	13,255.20

TOTAL E.W.S. FLAT - 72 FLAT NOS.
TOTAL L.L.G. FLAT - 276 FLAT NOS.

PARKING CALCULATIONS:-

TOTAL NO. OF E.W.S. :- 72 FLATS
TOTAL NO. OF L.L.G. :- 276 FLATS
TOTAL NO. OF E.W.S./L.L.G. :- 348 FLATS
PERMISSIBLE PARKING :-
E.W.S. FLAT PARKING :- $72 \times 1 = 72$ TWO WHEELER
L.L.G. FLAT PARKING :- $276 \times 2 = 552$ TWO WHEELER
TOTAL PARKING :- 624 TWO WHEELER
+ 25% EXTRA VISITOR PARKING = $624 \times 1.25 = 780$
TOTAL PARKING REQ. = 780
PARKING PROVIDED :-
TOTAL PARKING PROVIDED :- 792 TWO WHEELER

E.W.S./L.L.G. AREA CALCULATION BLOCK - A									
Sr.No.	FLAT NO. OF E.W.S./L.L.G. UNIT	B.U.A. OF EACH E.W.S./L.L.G. UNIT	SUPER B.U.A. OF EACH E.W.S./L.L.G. UNIT	CARPET AREA OF EACH E.W.S./L.L.G. UNIT	No. OF E.W.S./L.L.G. UNIT	TOTAL B.U.A. OF E.W.S./L.L.G. UNIT	TOTAL SUPER B.U.A. OF E.W.S./L.L.G. UNIT	TOTAL CARPET AREA OF E.W.S./L.L.G. UNIT	
FIRST FLOOR									
1	L.L.G.-A1 TO 17	46.49	56.71	40.44	17	790.33	964.07	687.68	
SECOND FLOOR									
2	L.L.G.-A1 TO 17	46.49	56.71	40.44	17	790.33	964.07	687.68	
THIRD FLOOR									
3	L.L.G.-A1 TO 17	46.49	56.71	40.44	17	790.33	964.07	687.68	
FOURTH FLOOR									
4	L.L.G.-A1 TO 17	46.49	56.71	40.44	17	790.33	964.07	687.68	
FIFTH FLOOR									
5	L.L.G.-A1 TO 17	46.49	56.71	40.44	17	790.33	964.07	687.68	
SIXTH FLOOR									
6	L.L.G.-A1 TO 17	46.49	56.71	40.44	17	790.33	964.07	687.68	
SEVENTH FLOOR									
7	L.L.G.-A1 TO 17	46.49	56.71	40.44	17	790.33	964.07	687.68	
EIGHTH FLOOR									
8	L.L.G.-A1 TO 17	46.49	56.71	40.44	17	790.33	964.07	687.68	
NINTH FLOOR									
9	L.L.G.-A1 TO 17	46.49	56.71	40.44	17	790.33	964.07	687.68	
TENTH FLOOR									
10	L.L.G.-A1 TO 17	46.49	56.71	40.44	17	790.33	964.07	687.68	
ELEVENTH FLOOR									
11	L.L.G.-A1 TO 17	46.49	56.71	40.44	17	790.33	964.07	687.68	
TWELFTH FLOOR									
12	L.L.G.-A1 TO 17	46.49	56.71	40.44	17	790.33	964.07	687.68	
GRANT TOTAL						204 FLATS(L.L.G.)	9,483.96	11,568.84	8,249.76

E.W.S./L.L.G. AREA CALCULATION BLOCK - B									
Sr. No.	FLAT NO. OF E.W.S./L.L.G. UNIT	B.U.A. OF EACH E.W.S./L.L.G. UNIT	SUPER B.U.A. OF EACH E.W.S./L.L.G. UNIT	CARPET AREA OF EACH E.W.S./L.L.G. UNIT	No. of E.W.S./L.L.G. UNIT	TOTAL B.U.A. OF E.W.S./L.L.G. UNIT	TOTAL SUPER B.U.A. OF E.W.S./L.L.G. UNIT	TOTAL CARPET AREA OF E.W.S./L.L.G. UNIT	
FIRST FLOOR									
1	L.L.G.-A1 TO 8 & 12	46.49	56.71	40.44	06	278.94	340.26	242.64	
2	E.W.S.-A16 TO 11	32.39	39.51	29.08	06	194.34	237.06	174.48	
SECOND FLOOR									
1	L.L.G.-B1 TO 8 & 12	46.49	56.71	40.44	06	278.94	340.26	242.64	
2	E.W.S.-B16 TO 11	32.39	39.51	29.08	06	194.34	237.06	174.48	
THIRD FLOOR									
1	L.L.G.-B1 TO 8 & 12	46.49	56.71	40.44	06	278.94	340.26	242.64	
2	E.W.S.-B16 TO 11	32.39	39.51	29.08	06	194.34	237.06	174.48	
FOURTH FLOOR									
1	L.L.G.-B1 TO 8 & 12	46.49	56.71	40.44	06	278.94	340.26	242.64	
2	E.W.S.-B16 TO 11	32.39	39.51	29.08	06	194.34	237.06	174.48	
FIFTH FLOOR									
1	L.L.G.-B1 TO 8 & 12	46.49	56.71	40.44	06	278.94	340.26	242.64	
2	E.W.S.-B16 TO 11	32.39	39.51	29.08	06	194.34	237.06	174.48	
SIXTH FLOOR									
1	L.L.G.-B1 TO 8 & 12	46.49	56.71	40.44	06	278.94	340.26	242.64	
2	E.W.S.-B16 TO 11	32.39	39.51	29.08	06	194.34	237.06	174.48	
SEVENTH FLOOR									
1	L.L.G.-B1 TO 8 & 12	46.49	56.71	40.44	06	278.94	340.26	242.64	
2	E.W.S.-B16 TO 11	32.39	39.51	29.08	06	194.34	237.06	174.48	
EIGHT FLOOR									
1	L.L.G.-B1 TO 8 & 12	46.49	56.71	40.44	06	278.94	340.26	242.64	
2	E.W.S.-B16 TO 11	32.39	39.51	29.08	06	194.34	237.06	174.48	
NINTH FLOOR									
1	L.L.G.-B1 TO 8 & 12	46.49	56.71	40.44	06	278.94	340.26	242.64	
2	E.W.S.-B16 TO 11	32.39	39.51	29.08	06	194.34	237.06	174.48	
TENTH FLOOR									
1	L.L.G.-B1 TO 8 & 12	46.49	56.71	40.44	06	278.94	340.26	242.64	
2	E.W.S.-B16 TO 11	32.39	39.51	29.08	06	194.34	237.06	174.48	
11TH FLOOR									
1	L.L.G.-B1 TO 8 & 12	46.49	56.71	40.44	06	278.94	340.26	242.64	
2	E.W.S.-B16 TO 11	32.39	39.51	29.08	06	194.34	237.06	174.48	
12TH FLOOR									
1	L.L.G.-B1 TO 8 & 12	46.49	56.71	40.44	06	278.94	340.26	242.64	
2	E.W.S.-B16 TO 11	32.39	39.51	29.08	06	194.34	237.06	174.48	
GRANT TOTAL						22 L.L.G. 22 E.W.S. 144 FLATS	5679.36	6927.84	5005.44

Sr. No.	FLOORS	COMMON AREA (SQ.MT.)
1	STILT	
2	FIRST	272.97
3	SECOND	272.97
4	THIRD	272.97
5	FOURTH	272.97
6	FIFTH	272.97
7	SIXTH	272.97
8	SEVENTH	272.97
9	EIGHT	272.97
10	NINTH	272.97
11	TENTH	272.97
12	11TH	272.97
13	12TH	272.97
14	TERACE AREA	
15	TOTAL	3275.64





ROAD 100'-0" WIDE

STILT FLOOR PLAN

DRAWING TITLE :-

STILT FLOOR PLAN

PROJECT TITLE:-
PROPOSED E.W.S./I.G. IN COMM.NO-1 & COMM.NO-2 SCHEME - MANGLAM
INDUSTRIAL CITY (NIJI KHATEDARI) AT JAITPURA(CHOMU) SIKAR ROAD,JAIPUR



SCALE 1:200

NORTH POINT

For Manglam Build Developers Ltd.
R. Shukla
Authorized Signatory


 GYANENDRA SINGH SHEKHAWAT
 Architect
 CA/97/22030

OWNER

ARCHITECT

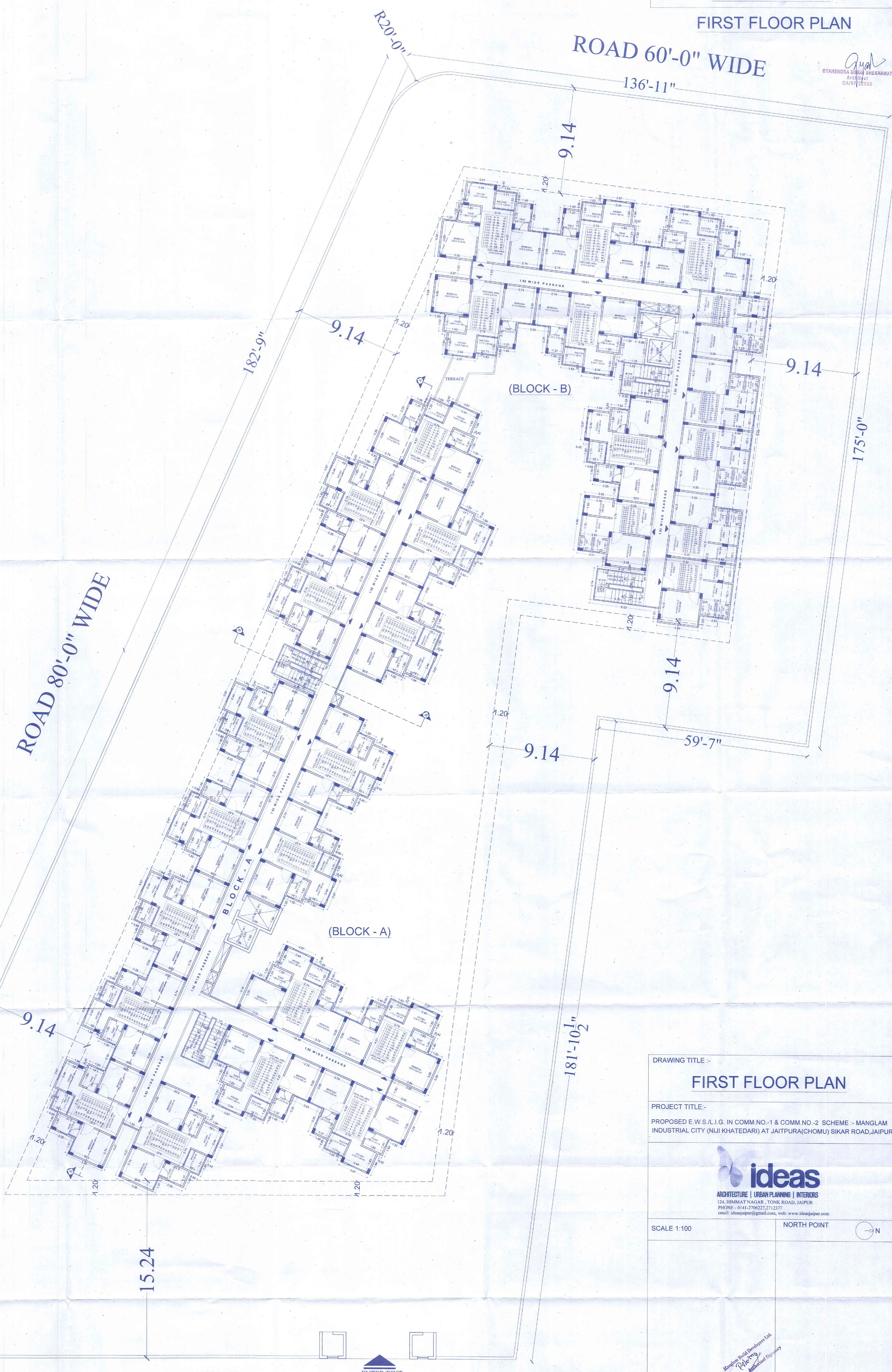
GYANENDRA SINGH SHEKHAWAT
Architect
CA/19/22030

ROAD 60'-0" WIDE

ROAD 80'-0" WIDE

ROAD 100'-0" WIDE

FIRST FLOOR PLAN



DRAWING TITLE :-
FIRST FLOOR PLAN

PROJECT TITLE:-
PROPOSED E.W.S./I.G. IN COMM.NO.-1 & COMM.NO.-2 SCHEME :- MANGLAM INDUSTRIAL CITY (NIJI KHATEDARI) AT JAIPURA(CHOMU) SIKAR ROAD,JAIPUR

ideas
ARCHITECTURE | URBAN PLANNING | INTERIORS
124, HIMMAT NAGAR, TONK ROAD, JAIPUR
PHONE :- 0141-276627, 2712377
email: ideasjaipur@gmail.com, web: www.ideasjaipur.com

SCALE 1:100 NORTH POINT

Manglam Industrial City
Jaipur
Architectural Enquiry

GYANENDRA SINGH SHEKHAWAT
Architect
CA/19/22030

OWNER ARCHITECT

TYPICAL (SECOND TO 12TH)
FLOOR PLAN (BLOCK - A & B)

TYPICAL (SECOND TO 12TH)
FLOOR PLAN (BLOCK - B)

TYPICAL (SECOND TO 12TH)
FLOOR PLAN (BLOCK - A)

Archi
GYANENDRA SINGH SHEKHAWAT
Architect
CA/97/22030

DRAWING TITLE :-

TYPICAL (SECOND TO 12TH)
FLOOR PLAN (BLOCK - A & B)

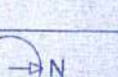
PROJECT TITLE:-

PROPOSED E.W.S.I.G. IN COMM.NO.-1 & COMM.NO.-2 SCHEME - MANGLAM
INDUSTRIAL CITY (NUJI KHATEDARI) AT JATPURACHOMU) SIKAR ROAD, JAIPUR

ideas
ARCHITECTURE | URBAN PLANNING | INTERIORS
124, HDB-MAT NAGAR, TONK ROAD, JAIPUR
PHONE : 0141-259227, 2712177
email : ideasjpr@gmail.com, web : www.ideasjpr.com

SCALE 1:100

NORTH POINT



OWNER

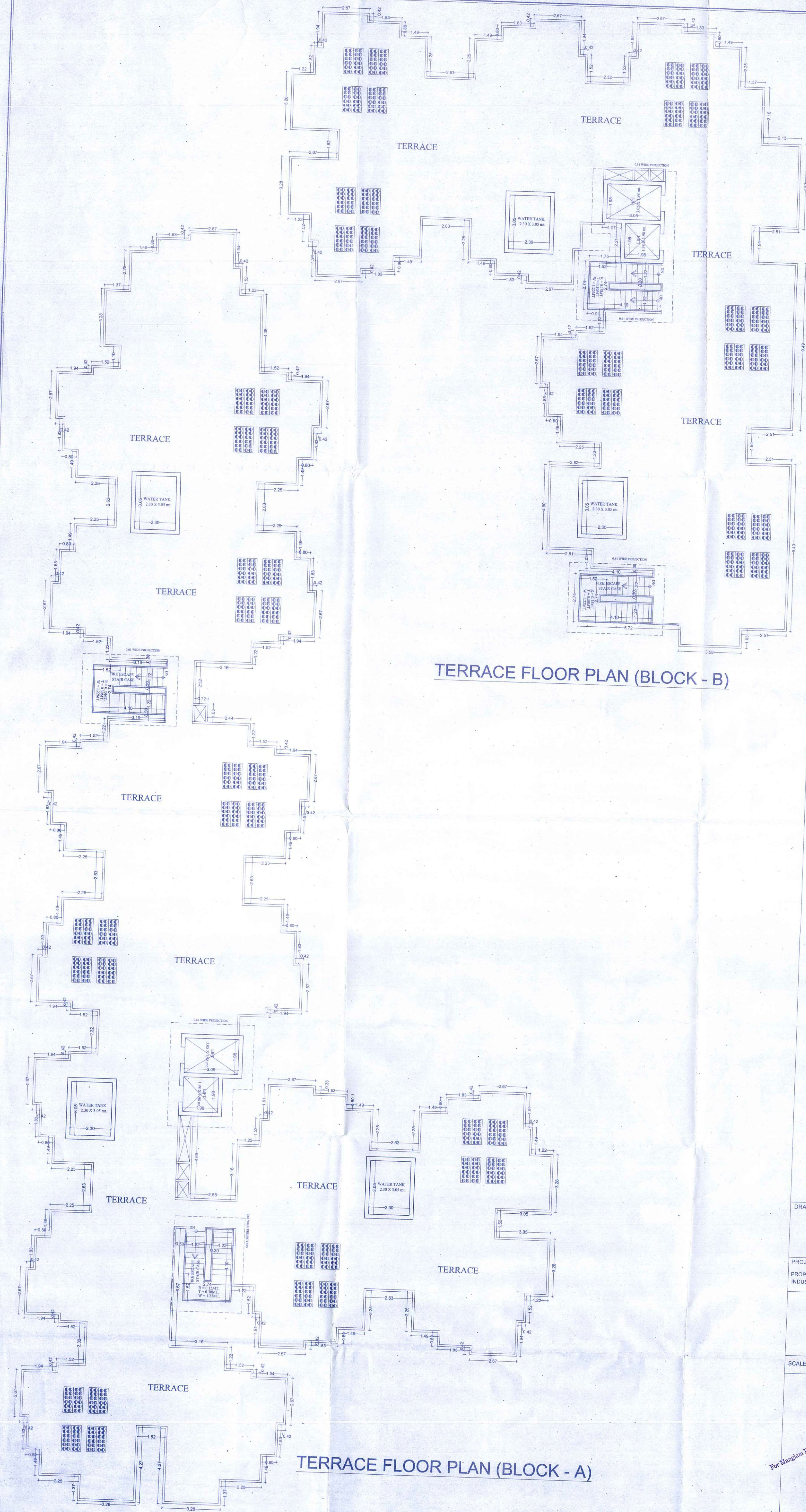
ARCHITECT

Angam Build Developers Ltd.
Approved
Authorized Signatory

Gyan
GYANENDRA SINGH SHEKHAWAT
Architect
CA/97/22030

TERRACE FLOOR PLAN
(BLOCK-A & B)

Gyanendra Singh Shekhawat
Architect
CA/17122030



TERRACE FLOOR PLAN (BLOCK - B)

TERRACE FLOOR PLAN (BLOCK - A)

DRAWING TITLE :-

TERRACE FLOOR PLAN
(BLOCK-A & B)

PROJECT TITLE:-

PROPOSED E.W.S./L.I.G. IN COMM.NO.-1 & COMM.NO.-2 SCHEME - MANGLAM INDUSTRIAL CITY (NIJ KHATEDAR) AT JAIPURA(CHOMU) SIKAR ROAD, JAIPUR

ideas
ARCHITECTURE | URBAN PLANNING | INTERIORS
124, HEMMAT NAGAR, TONIC ROAD, JAIPUR
PHONE :- 0141-2706271, 2712377
email :- ideasjaipur@gmail.com, web :- www.ideasjaipur.com

SCALE 1:100

NORTH POINT



For Manglam Build Developers Ltd.
Rhona
Authorized Signatory

Gyanendra Singh Shekhawat
Architect
CA/17122030

OWNER

ARCHITECT

ELEVATIONS(BLOCK-A)

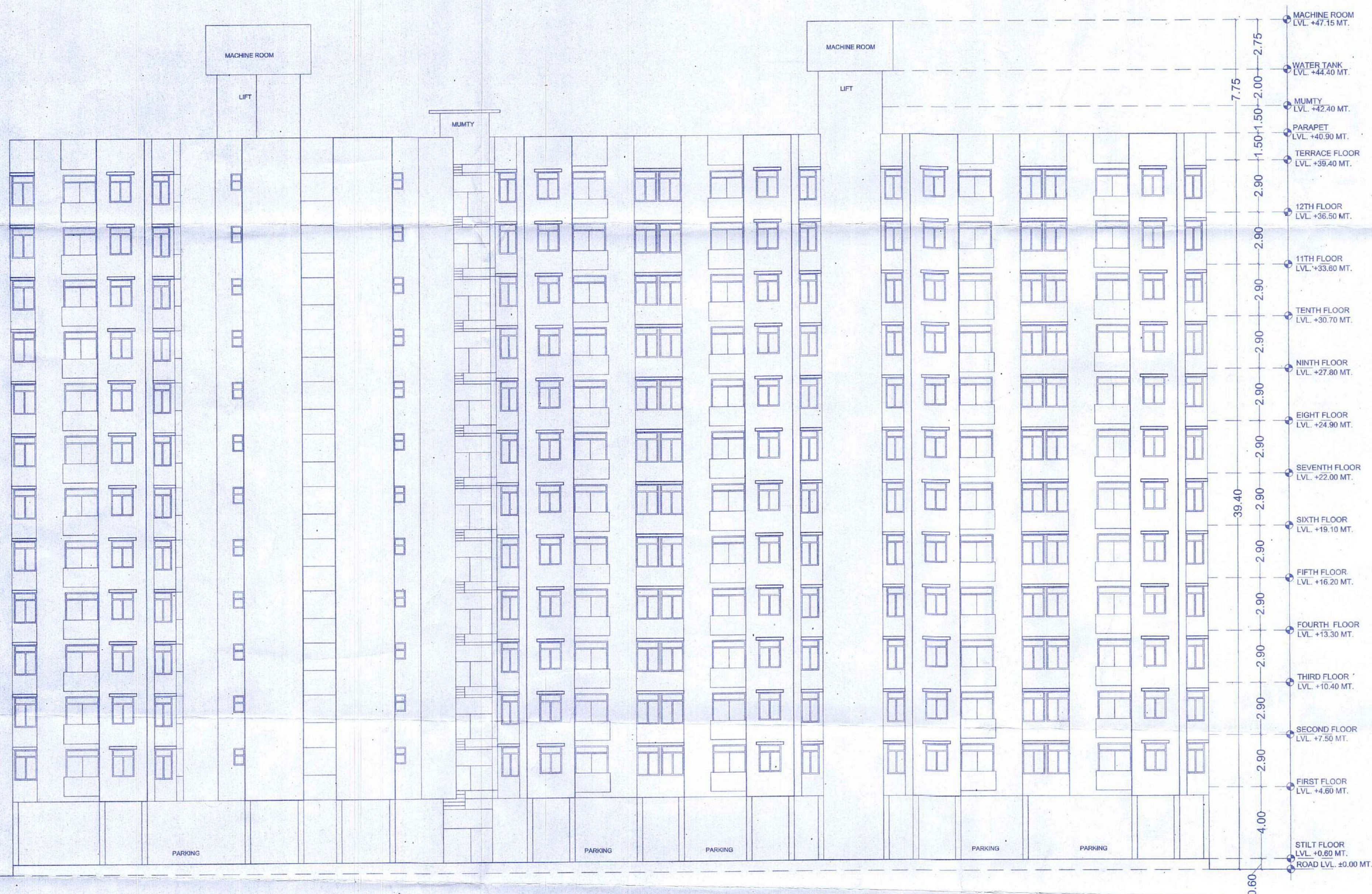
gyan
 GYANENDRA SINGH SHEKHAWAT
 Architect
 CA/67/22030



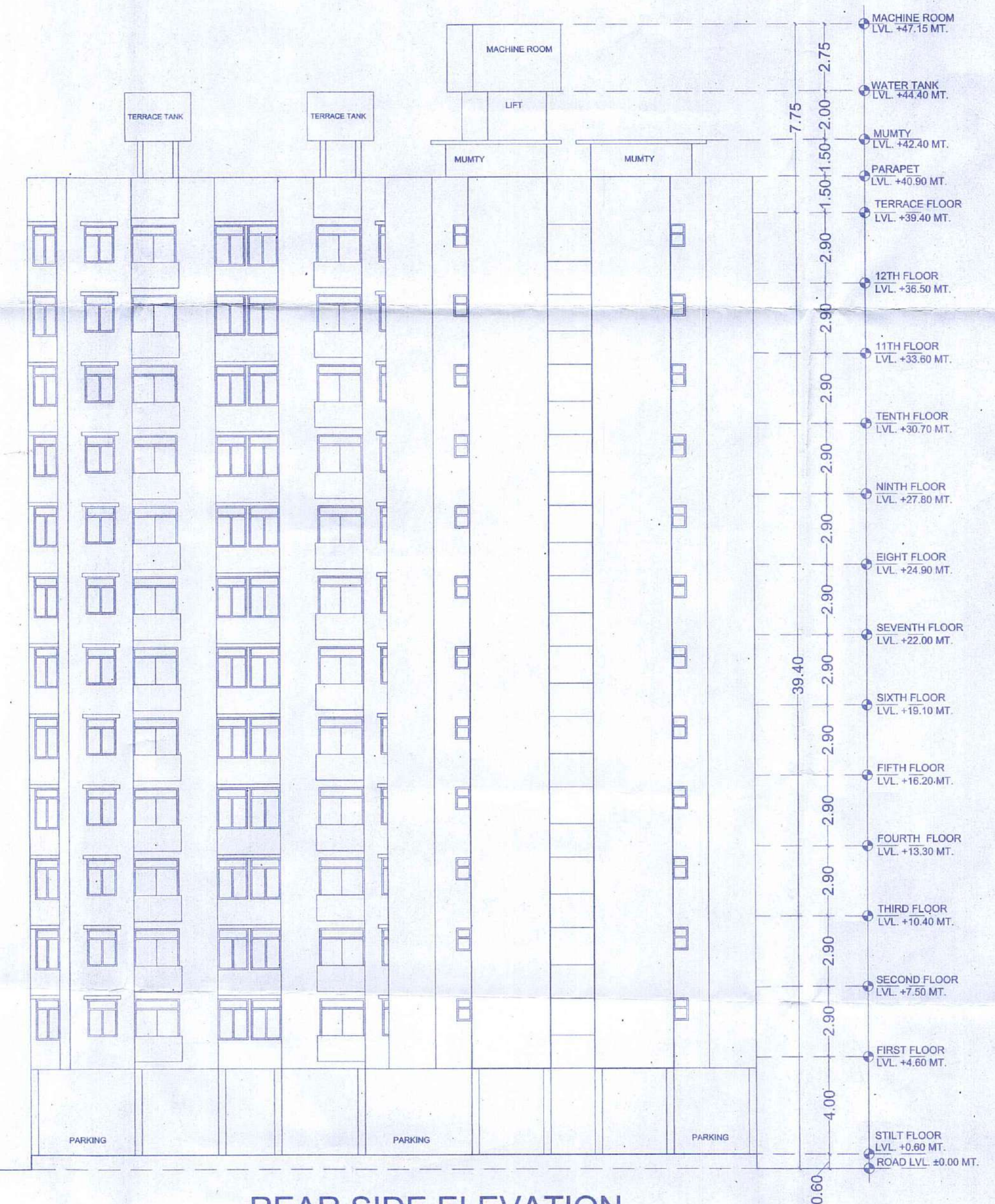
FRONT SIDE ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR SIDE ELEVATION

ELEVATIONS(BLOCK-A)

PROJECT TITLE:
 PROPOSED E.W.S.L.G. IN COMB. NO. 1 & COMB. NO. 2 SCHEME - MANGLAM
 INDUSTRIAL CITY (NULI KHATEDARI) AT JATPURACHOMI, SIKAR ROAD, JAIPUR

ideas
 ARCHITECTURE | DESIGN | INTERIORS
 G-1, BHARAT TOWER, JALMALA, JAIPUR
 Phone: 0141-2542221, 2542222
 Email: ideas@ideasgroup.com, info@ideasgroup.com

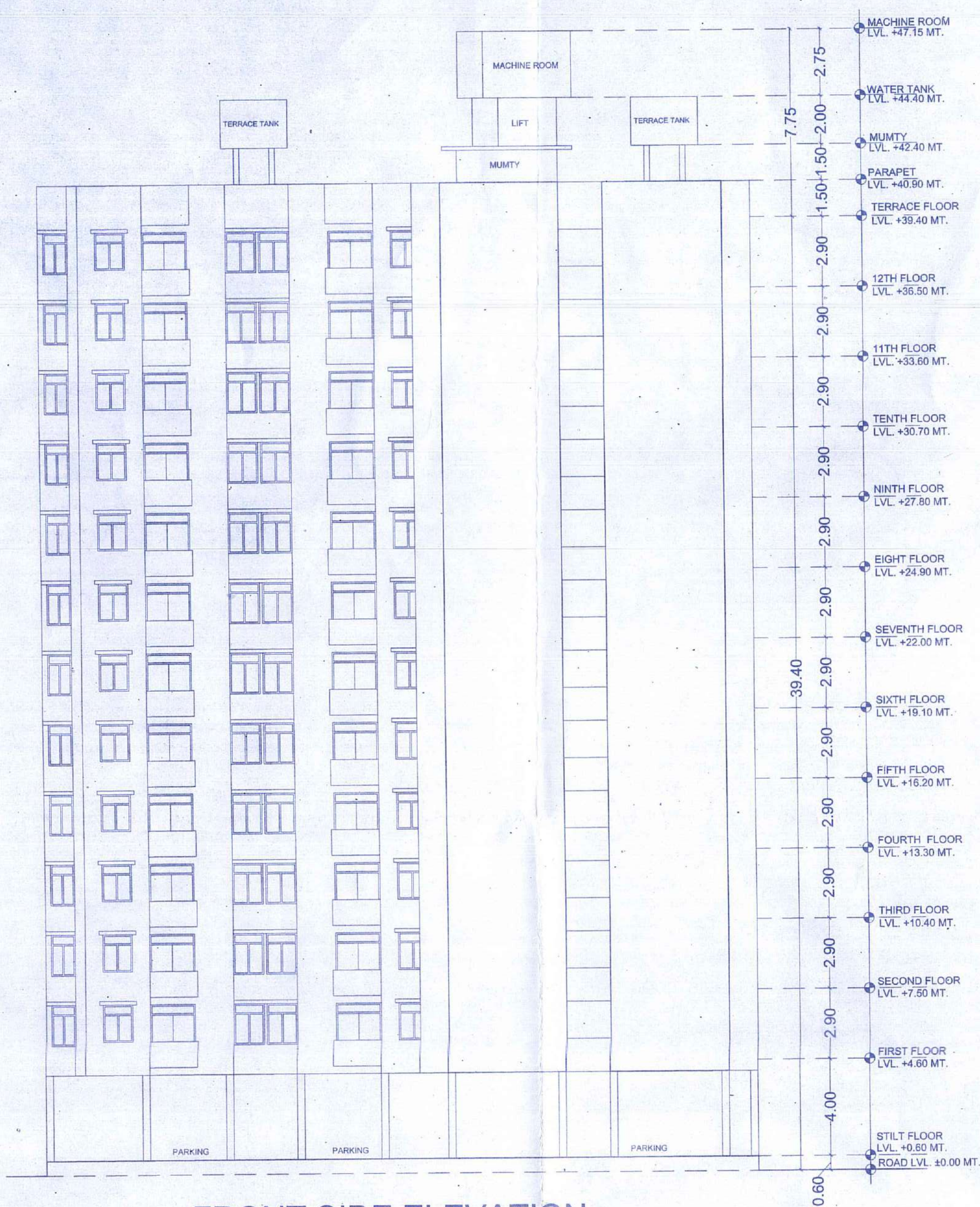
SCALE: 1:150 NORTH POINT

For Manglam Build Developers Ltd.
gyan
 GYANENDRA SINGH SHEKHAWAT
 Architect
 CA/67/22030

gyan
 GYANENDRA SINGH SHEKHAWAT
 Architect
 CA/67/22030

ELEVATIONS(BLOCK-B)

GYANENDRA SINGH SHEKHAWAT
Architect
CA/97/22030



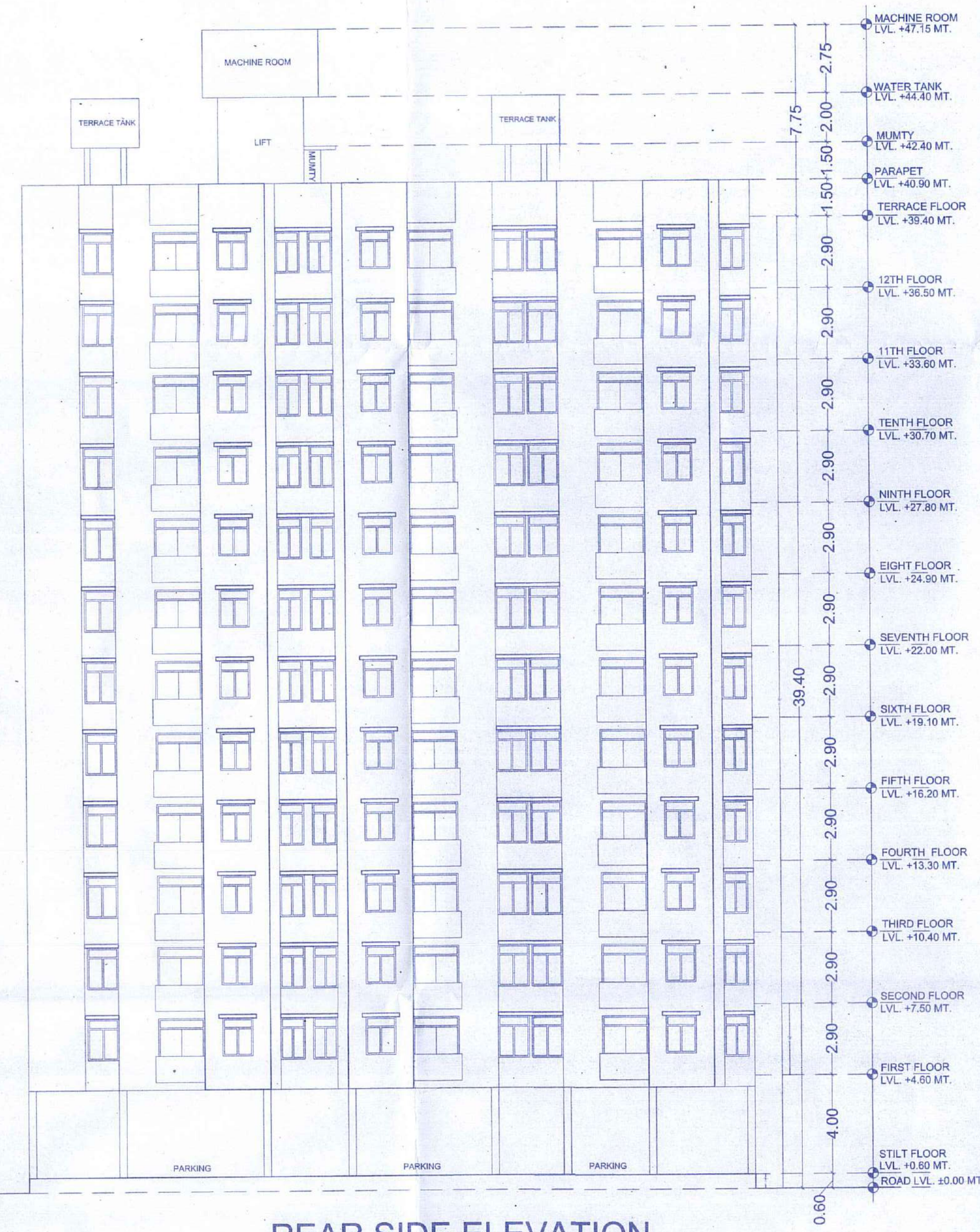
FRONT SIDE ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR SIDE ELEVATION

DRAWING TITLE

ELEVATIONS(BLOCK-B)

PROJECT TITLE:
PROPOSED E.W.S.A.I.G. IN COMM. NO. 1 & COMM. NO. 2 SCHEME - MANGLAM
INDUSTRIAL CITY (NUJI KHATEDARI) AT JAIPURA (CHOMU) SIKAR ROAD, JAIPUR



SCALE 1:150

NORTH POINT

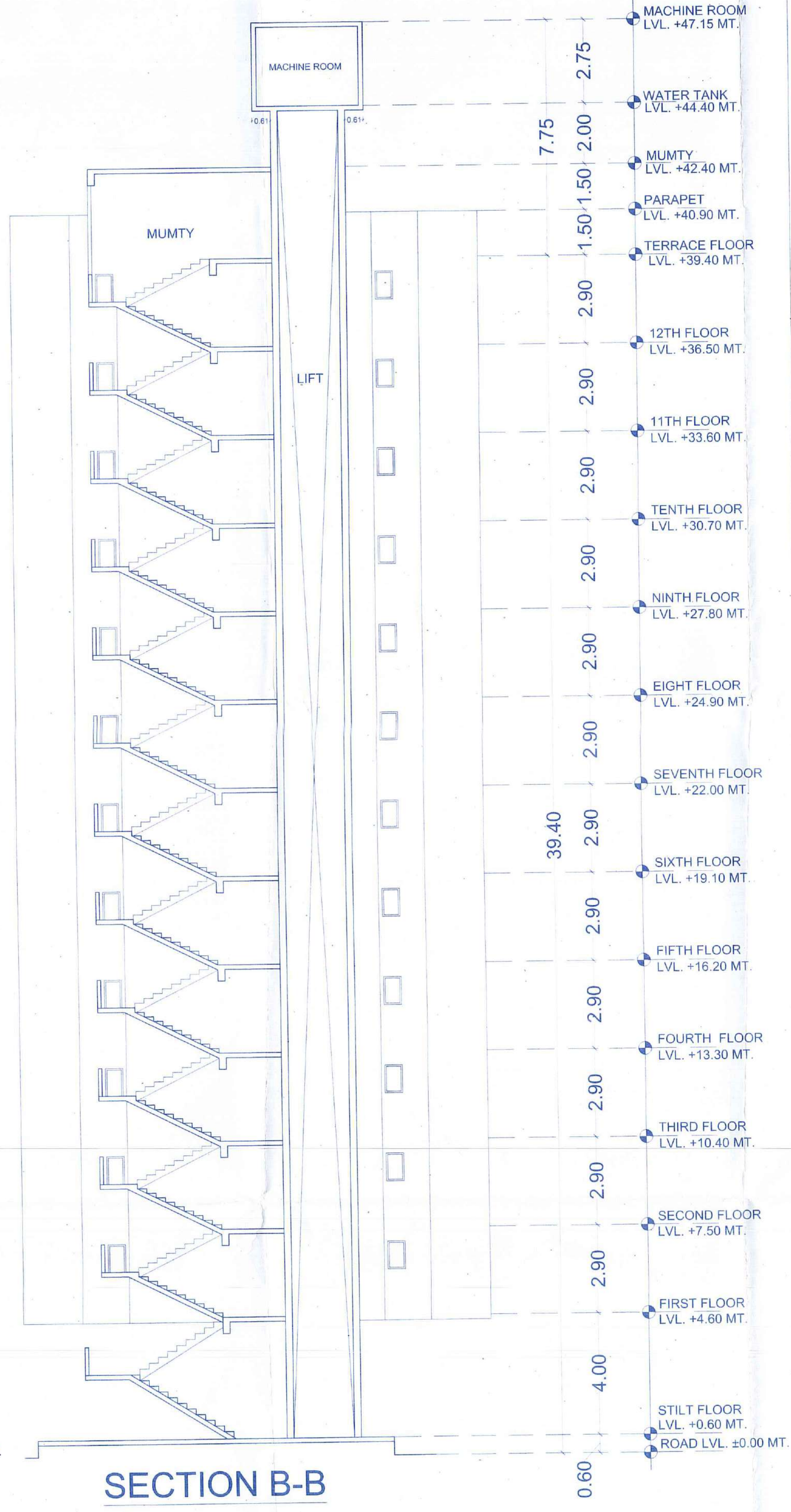
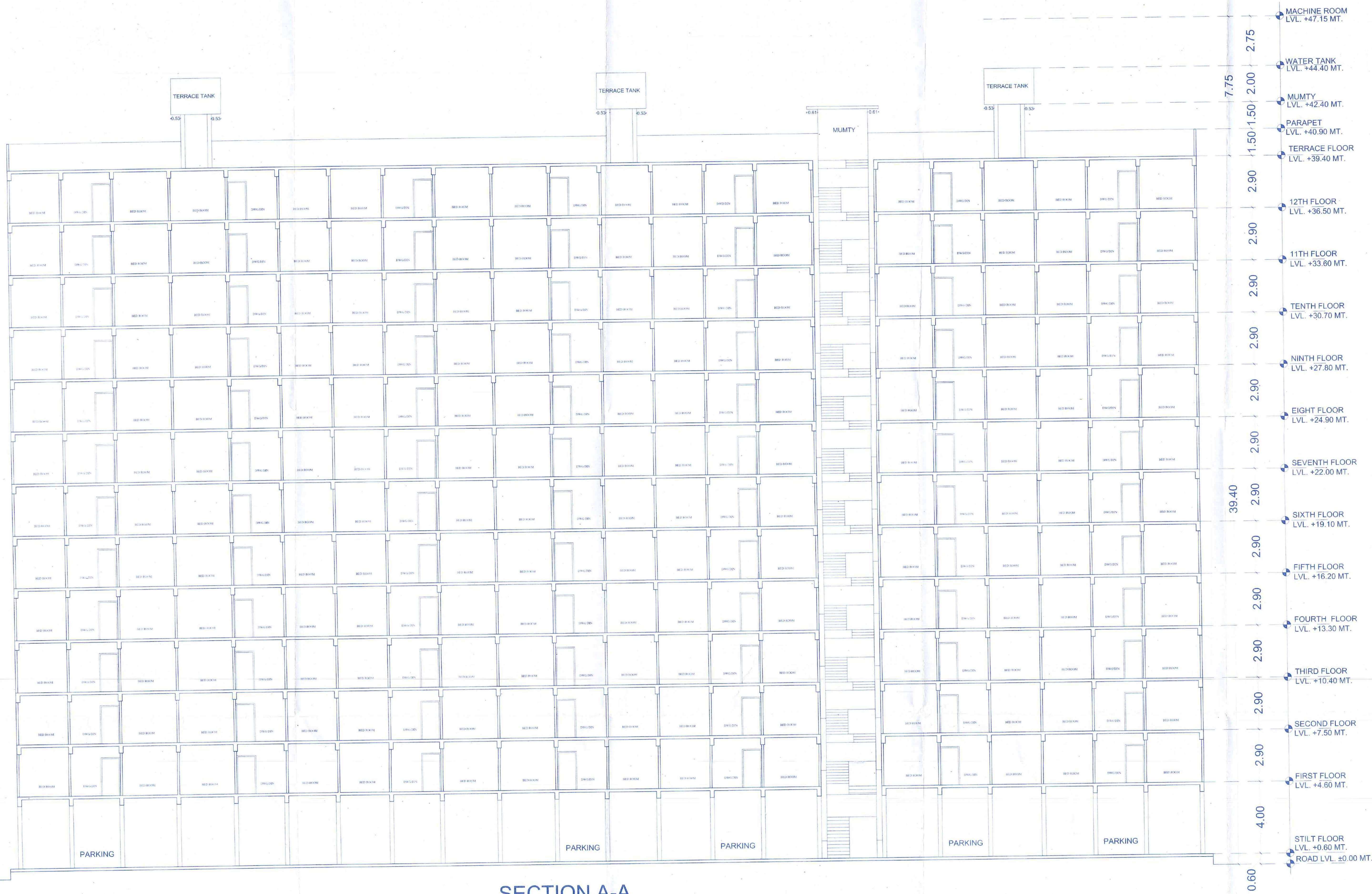
For More Details Visit: www.ideasarchitect.com
Architect's Signature

GYANENDRA SINGH SHEKHAWAT
Architect
CA/97/22030

OWNER

ARCHITECT

Gyan
GYANENDRA SINGH SHEKHAWAT
Architect
CA/67/22030



DRAWING TITLE :-

SECTION A-A & B-B

PROJECT TITLE :-
PROPOSED E.W.S.I.G. IN COMM NO.-1 & COMM NO.-2 SCHEME - MANGLAM
INDUSTRIAL CITY (NUI KHATEDAR) AT JATPURACHOMU) SIKAR ROAD, JAIPUR

ideas
ARCHITECTURE | URBAN PLANNING | INTERIORS
111, BHARAT NAGAR, TONK ROAD, JAIPUR
PHONE: 9828727272
email: ideas@protonmail.com, www.ideasgroup.com

SCALE 1:100

NORTH POINT

For Manda, Datta, Dhanraj & Co.
P. Sharma
Architectural Signatory

Gyan
GYANENDRA SINGH SHEKHAWAT
Architect
CA/67/22030

OWNER

ARCHITECT